

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, December 2, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 1 of 6

NEW CASES

- V-05-317** Appeal of **Harold Cunliffe** of a decision of an administrative officer (i.e. a staff person) of the Bureau of Planning that the subject property fronts on two straight portions of an angled street instead of a curved street, thereby requiring additional street frontage prior to subdivision of the property into the proposed number of lots. The property is located at **2985-3015 DALE DRIVE N.W.**, fronts 375.4 feet on the southeast side of Dale Drive and begins 530.3 feet northeast of the eastern corner of Dale Drive and Burke Road. Zoned R-4 (Single-Family Residential) District. Land Lot 46 of the 17th District, Fulton County, Georgia.
Owner: Harold Cunliffe
Council District 7, NPU-B
- V-05-287** Appeal by **M.M. (Peggy) Harper** of a decision of an administrative officer (i.e. a staff person) of the Bureau of Buildings to issue a building permit for renovation of a multifamily building about which neighbors have concerns. The property is located at **221 DODD AVENUE S.W.**, fronts 50 feet on the north side of Dodd Avenue and begins 150 feet east of the northeastern corner of Dodd Avenue and Formwalt Street. Zoned SPI-18 SA-5 (Mechanicville Special Public Interest District, Single-Family Sub-Area). Land Lot 75 of the 14th District, Fulton County, Georgia.
Owner: Johnny M. Simmons
Council District 4, NPU-V
- V-05-309** Application of **Roy E. Martin IV** for a variance from the zoning regulations to reduce the west side setback from the required 10 feet to 3 feet to allow for an addition to a single-family house. The property is located at **850 GLENBROOK DRIVE N.W.**, fronts 100 feet on the south side of Glenbrook Drive and begins 100 feet east of the southeastern corner of Radcliffe Drive and Glenbrook Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owner: Roy E. and Lucile P. Martin
Council District 8, NPU-C
- V-05-310** Application of **Leslie Thrasher** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 1 foot for an addition to a single-family house. The property is located at **1928 MAIN STREET N.E.**, fronts 53 feet on the south side of Main Street and begins on the western corner of Collins Street and Main Street. Zoned R-4A (Single-Family Residential) District. Land Lot 252 of the 17th District, Fulton County, Georgia.
Owner: Leslie Thrasher
Council District 9, NPU-D

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, December 2, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 2 of 6

- V-05-311** Application of **Geoffrey Brunning** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 to 30 feet, 2) reduce the half-depth front yard setback from the required 20 feet to 15 feet, and 3) reduce the south side yard setback from the required 12 feet to 0 feet to allow for the construction of new multifamily townhomes. The property is located at **3558 ROSWELL ROAD N.W.**, fronts 347 feet on the east side of Roswell Road and begins on the southeastern corner of Habersham Road and Roswell Road. Zoned RG-3 (Residential General) District. Land Lot 98 of the 17th District, Fulton County, Georgia.
Owner: Habersham Manor Condominiums Homeowners Association
Council District 7, NPU-B
- V-05-312** Application of **Nabil Mousa** for special exceptions from the zoning regulations to 1) allow for a 6-foot high wall (a.k.a., a “privacy fence”) in the half-depth front yard setback, where up to a 4-foot high fence is otherwise allowed, and 2) an 8-foot high wall (a.k.a., a “privacy fence”) in the rear yard setback and 3) an 8-foot high wall (a.k.a., a “privacy fence”) in the east side yard setback, where up to a 6-foot high fence or wall is otherwise allowed, and 4) a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 0 feet for a deck addition to a single-family house. The property is located at **861 EAST CONFEDERATE AVENUE S.E.**, fronts 57 feet on the south side of East Confederate Avenue and begins on the southeastern corner of Walker Avenue and East Confederate Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 10 of the 14th District, Fulton County, Georgia.
Owner: Nabil Mousa
Council District 1, NPU-W
- V-05-313** Application of **Demetrius Pullins** for variances from the zoning regulations to 1) reduce the half-depth front yard setback from the required 15 feet to 8 feet and 2) reduce the west side yard setback from the required 7 feet to 4 feet for an addition to a single-family house. The property is located at **1843 MARKONE STREET N.W.**, fronts 49.6 feet on the north side of Markone Street and begins on the northwestern corner of Markone Street and Marktwo Place. Zoned R-4A (Single-Family Residential) District. Land Lot 175 of the 14th District, Fulton County, Georgia.
Owner: Demetrius Pullins
Council District 3, NPU-J

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, December 2, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 3 of 6

- V-05-314** Application of **Michael W. Williams** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 7 feet for construction of a new single-family house. The property is located at **511 TRABERT AVENUE N.W.**, fronts 52 on the north side of Trabert Avenue and begins on the northwestern corner of Trabert Avenue and Kenwood Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 148 of the 17th District, Fulton County, Georgia.
Owner: Michael W. Williams
Council District 8, NPU-E
- V-05-315** Application of **Grace Land Development** for a special exception from the zoning regulations to allow a 6-foot high wall (a.k.a., a “privacy fence”) in the half-depth front yard setback where where up to a 4-foot high fence is otherwise allowed. The property is located at **2681 ARDEN ROAD N.W.**, fronts 160 feet on the east side of Arden Road and begins on the southeastern corner of Arden Road and West Wesley Road. Zoned R-3 (Single-Family Residential) District. Land Lot 155 of the 17th District, Fulton County, Georgia.
Owner: Grace Land Development
Council District 8, NPU-C
- V-05-316** Application of **Michael D. Clark** for a variance from the zoning regulations to reduce the north side yard setback from the required 5 feet to 1.1 feet for a second story addition to a single-family dwelling. The property is located at **945 SMITH STREET S.W.**, fronts 25 feet on the west side of Smith Street and begins 50 feet south of the southwestern corner of Smith Street and Mary Street. Zoned R-4B (Single-Family Residential) District. Land Lot 87 of the 14th District, Fulton County, Georgia.
Owner: Lenyard Hines
Council District 4, NPU-V
- V-05-318** Application of **Millennium Buckhead Associates, LLC** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 10 feet to 0 feet and 2) increase the height from the maximum allowed of 35 feet to 55 feet, for construction of a parking deck. The property is located at **3700, 3706, & 3714 PEACHTREE DUNWOODY ROAD N.E.**, fronts 119 feet on the west side of Peachtree Dunwoody Road and begins 477 feet north of the northwestern corner of Peachtree Dunwoody Road and Peachtree Road. Zoned R-3 (Single-Family Residential) District (pending rezoning to R-3/ SPI-12 (Single-Family Residential/Buckhead-Lenox MARTA Station Special Public Interest District 12)). Land Lot 44 of the 17th District, Fulton County, Georgia.
Owner: Wieuca Road Baptist Church
Council District 7, NPU-B

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, December 2, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 4 of 6

- V-05-319** Application of **Millennium Buckhead Associates, LLC** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 2 feet, 2) reduce the half-depth front yard setback from the required 25 feet to 8 feet, 3) reduce the west side yard setback from the required 15 feet to 0 feet, 4) reduce the rear yard setback from the required 25 feet to 0 feet, 5) reduce the transitional rear yard from the required 50 feet to 0 feet, 6) reduce the transitional west side yard from the required 20 feet to 0 feet, 7) eliminate the transitional height plane and the screening requirement along the west property line, and 8) eliminate the transitional height plane and the screening requirement along the north property line, all for construction of a new, mixed-use building and a new parking deck. The property is located at **3626 & 3630 PEACHTREE ROAD & 3690 PEACHTREE DUNWOODY ROAD N.E.**, fronts 477 feet on the west side of Peachtree Dunwoody Road and fronts 173 feet on the north side of Peachtree Road. The property begins at the northwestern corner of Peachtree Dunwoody Road and Peachtree Road. Zoned PDOC (Planned Development-Office Commercial) District (pending rezoning to O-I (Office-Institutional) District). Land Lot 44 of the 17th District, Fulton County, Georgia.
Owners: Wieuca Road Baptist Church & Millennium Buckhead Associates, LLC
Council District 7, NPU-B
- V-05-320** Application of **Millennium Buckhead Associates, LLC** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 0 feet and 2) eliminate the required transitional height plane along the east property line, to allow for an addition to a church. The property is located at **3626 PEACHTREE ROAD N.E.**, fronts 841 feet along the east side of Wieuca Road and begins on the northeastern corner of Wieuca Road and Peachtree Road. Zoned RG-2 (Residential General-Sector 2) District. Land Lot 44 of the 17th District, Fulton County, Georgia.
Owner: Wieuca Road Baptist Church
Council District 7, NPU-B
- V-05-321** Application of **Sheryl Marshall** for a special exception from the zoning regulations to make a deck addition to Unit #12 of an existing legally non-conforming multi-family use. The property is located at **520 PARK AVENUE S.E.**, fronts 100 feet on the east side of Park Avenue and begins 100 feet north of the northeastern corner of Park Avenue and Hansell Street. Zoned HC-20K SA 1/5-5 (Grant Park Historic) District. Land Lot 44 of the 14th District, Fulton County, Georgia.
Owner: Sheryl Marshall
Council District 1, NPU-W

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, December 2, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 5 of 6

- V-05-322** Application of **Sharon Jaynes** for a variance from the zoning regulations to increase the maximum allowed height of a business identification sign from 30 feet to 40 feet. The property is located at **1380 ATLANTIC DRIVE N.W.**, fronts 75 feet on the west side of Atlantic Drive and begins 200 feet north of the northwestern corner of Atlantic Drive and 17th Street. Zoned C-4-C (Central Area Commercial Residential-Conditional) District. Land Lot 108 of the 17th District, Fulton County, Georgia.
Owner: Atlantic Town Center, LLC
Council District 2, NPU-E
- V-05-323** Application of **Steven Chiarello** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 3 feet for a house addition and detached garage, 2) reduce the north side yard setback from the required 7 feet to 6 feet for an addition to a single-family house, and 3) allow the square footage of the garage to exceed 30% of that of the principal structure. The property is located at **138 STOVALL STREET S.E.**, fronts 44 feet on the east side of Stovall Street, and begins 45 feet south of southeastern corner of Stovall Street and Kirkwood Avenue. Zoned R-5 (Single-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Steven Chiariello
Council District 5, NPU-N
- V-05-331** Application of **Laura Toth** for a variance from the zoning regulations to reduce the north side yard setback from the required 10 feet to 7 feet to allow for a two-story addition to an existing single-family house. The property is located at **2455 OLDFIELD ROAD N.W.**, fronts 110 on the east side of Oldfield Road and begins 515 feet south of the southeastern corner of Peachtree Battle and Oldfield Road. Zoned R-3A (Single-Family Residential) District. Land Lot 155 of the 17th District, Fulton County, Georgia.
Owner: Amy and Mike Gorin
Council District 8, NPU-C

DEFERRED CASES

- V-05-150** Application of **Adam Jones** for a variance from the zoning regulations to 1) reduce the half- depth front yard setbacks from the required 15 feet to 3 feet and 2) reduce the west side yard setback from the required 7 feet to 3 six feet for construction of a single- family residence. The property is located at **961 WYLIE STREET S.E.**, fronts 28 feet on the south side of Wylie Street, and begins on the southwestern corner of Wylie Street and Webster Street. Zoned R-5 (Single-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Benjamin D. West
Council District 5, NPU-N

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, December 2, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 6 of 6

- V-05-266** Application of **John Wesley** for a special exception from the zoning regulations to allow for a swimming pool in a yard adjacent to a street where such active recreation is otherwise prohibited. The property is located at **2969 ANDREWS DRIVE N.W.**, fronts 176.27 feet on the east side of Andrews Drive, and begins on the northeastern corner of Andrews Drive and Slayton Drive. Zoned R-2A (Single-Family Residential) District. Land Lot 113 of the 17th District, Fulton County, Georgia.
Owner: Paramount Property
Council District 8, NPU-B
- V-05-267** Application of **Kevin J. Kastner** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 6.8 feet to allow for an addition to a duplex. The property is located at **646 SHERWOOD ROAD N.E.**, fronts 64 feet on the north side of Sherwood Road, and begins 130 feet west of the northwestern corner of Sherwood Road and Cumberland Place. Zoned R-4 (Single-Family Residential) District. Land Lot 51 of the 17th District, Fulton County.
Owner: Kevin Kastner
Council District 6, NPU-F
- V-05-283** Application of **Calvin Florian** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 15 feet and 2) reduce the south side yard setback from the required 7 feet to 3 feet to allow for construction of a single-family house. The property is located at **225 CORLEY STREET N.E.**, fronts 40 feet on the east side of Corley Street, and begins 308 feet south of the southwestern corner of Corley Street and Highland Avenue. Zoned R-5 (Multi-Family Residential) District. Land Lot 19 of the 14th District, Fulton County, Georgia.
Owner: Calvin Florian
Council District 2, NPU-M